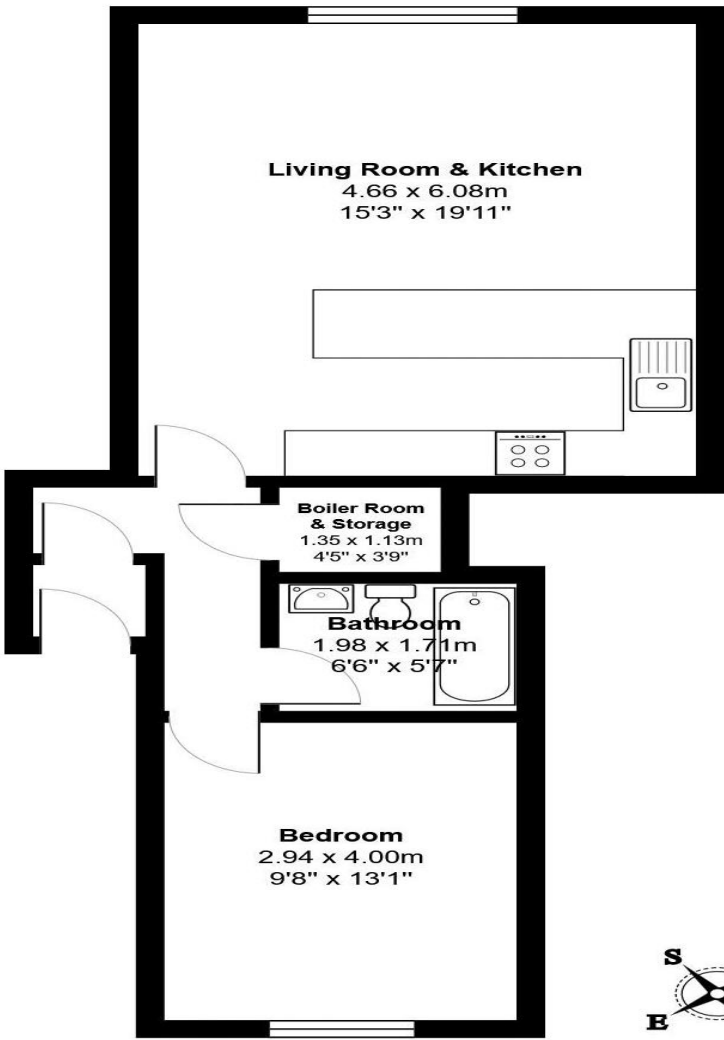




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**First Floor**  
Area: 51.2 m<sup>2</sup> ... 551 ft<sup>2</sup>

Total Area: 51.2 m<sup>2</sup> ... 551 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
- References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
- Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
- Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
- Floor plans remain copyright of Hamilton Chase Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.



# 51D Puller Road

Barnet EN5 4HQ

£325,000

LEASEHOLD

## PROPERTY SUMMARY

Forming part of this small and sought after development within easy access of the High Street and its shopping facilities, High Barnet Underground Station as well as excellent schools. Hamilton Chase are delighted to offer for sale this stunning first floor apartment offering 550 sq ft of living space, the property has been totally refurbished throughout and an internal viewing is most highly recommended. Features include one double bedroom, modern bathroom, double glazed windows, open plan living room/kitchen overlooking the beautifully maintained communal gardens, gated allocated residents parking.

## ACCOMMODATION

### COMMUNAL ENTRANCE

With entry phone system and staircase leading to all floors.

### PART GLAZED FRONT DOOR

### LOBBY AREA

Wood flooring, inner door to Hallway.

### HALLWAY

Wood flooring, power point, smoke alarm, wall mounted entry phone, walk in storage cupboard housing hot water cylinder, water softener and storage space.

### OPEN PLAN LIVING ROOM/KITCHEN 19' 11" x 15' 3" (6.07m x 4.64m)

Double glazed windows overlooking the communal gardens, fitted carpet, power points, wall mounted electric heater, spot lights, coving to ceiling, tv and telephone point. Kitchen area. Attractive range of fitted wall and base units, breakfast bar, plumbing for washing machine and tumble dryer, inset stainless steel sink with mixer tap, water softener and cupboards underneath, power points, built in 'Zanussi' induction hob with extractor hood above and a built in oven and grill, under cupboard display lighting, built in fridge/freezer, tiled flooring. spot lights



### BEDROOM 1 13' 1" x 9' 8" (3.98m x 2.94m)

Double glazed window to front aspect, fitted carpet, wall mounted electric heater, power points, tv and telephone point.

### BATHROOM 6' 6" x 5' 7" (1.98m x 1.70m)

Enclosed paneled bath with wall mounted shower attachment, extractor fan, low level wc, wash/hand basin with cupboard underneath, part tiled floors, wood flooring,

### GATED PARKING

Private gated allocated residents parking.

### COMMUNAL GARDENS

West facing beautifully maintained communal gardens, flower and shrub borders, lawn area, setting, communal drying area.





